

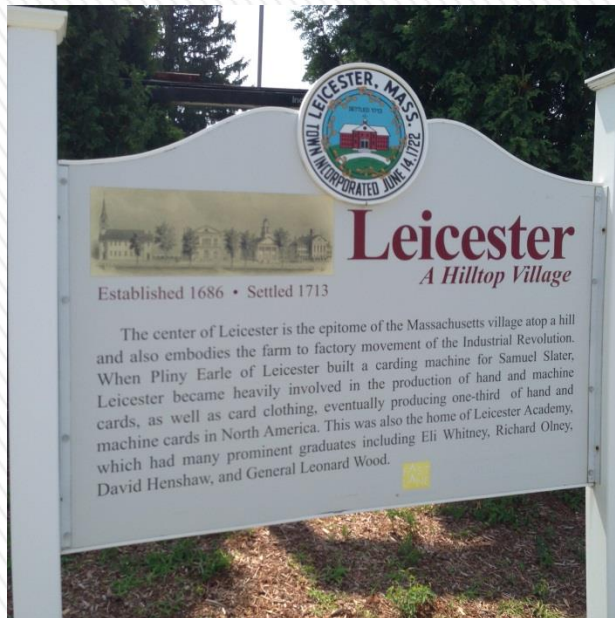


LEICESTER PLANNING BOARD PROJECT KICK-OFF MEETING



Leicester Town Center

PDA



SEPTEMBER 2, 2014

Leicester Town Center PDA

- » Introductions
- » Project Introduction
- » Existing Conditions
- » Previous Planning Efforts
- » Planning Board Input
- » Next Step: Scheduling of Public Forum

» Introductions

- > Eric R. Smith, AICP, Principal Planner, Central Mass. Regional Planning Commission (CMRPC)
 - + 4 +/- Years Previous Town Planner Experience (Ashburnham and Maynard) Plus 6 +/- Years as Assistant Town Planner (Mashpee)
 - + 4.5 +/- Years Previous Regional Planning Agency Experience (MRPC and SWRPC)
- > Introduction of Leicester Town Planner and Planning Board

➤ Introduction to “DLTA” Program

- Project funded by the Commonwealth of Massachusetts “DLTA” – District Local Technical Assistance – program
- Established by Chapter 205 of the Acts of 2006, which enables staff of Regional Planning Agencies (RPAs) such as CMRPC to provide technical assistance to communities for “any subject within regional planning expertise.”

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Project Introduction

- » PDA is a Priority Development Area designated within a Prioritization Plan.
- » The Leicester Town Center was identified by the Town within the 2012 Central Thirteen (13) Prioritization Project (PDA# 151-3)
- » Town submitted DLTA Project Request in February 2014 for “*an analysis of the Leicester Town Center Regional PDA*”
- » CMRPC approved 25-hour PDA technical assistance for the Reuse Plan; Agreement that Project would be undertaken in 2nd half of CY 2014

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➤ PDA Assessment Report:

- 1) Establish Baseline Understanding of Current Conditions
- 2) Assessment and Analysis
- 3) Recommendations and Next Step
- 4) Drafting of the Leicester Town Center PDA Assessment Report
- 5) Prepare Final Leicester Town Center PDA Assessment Report

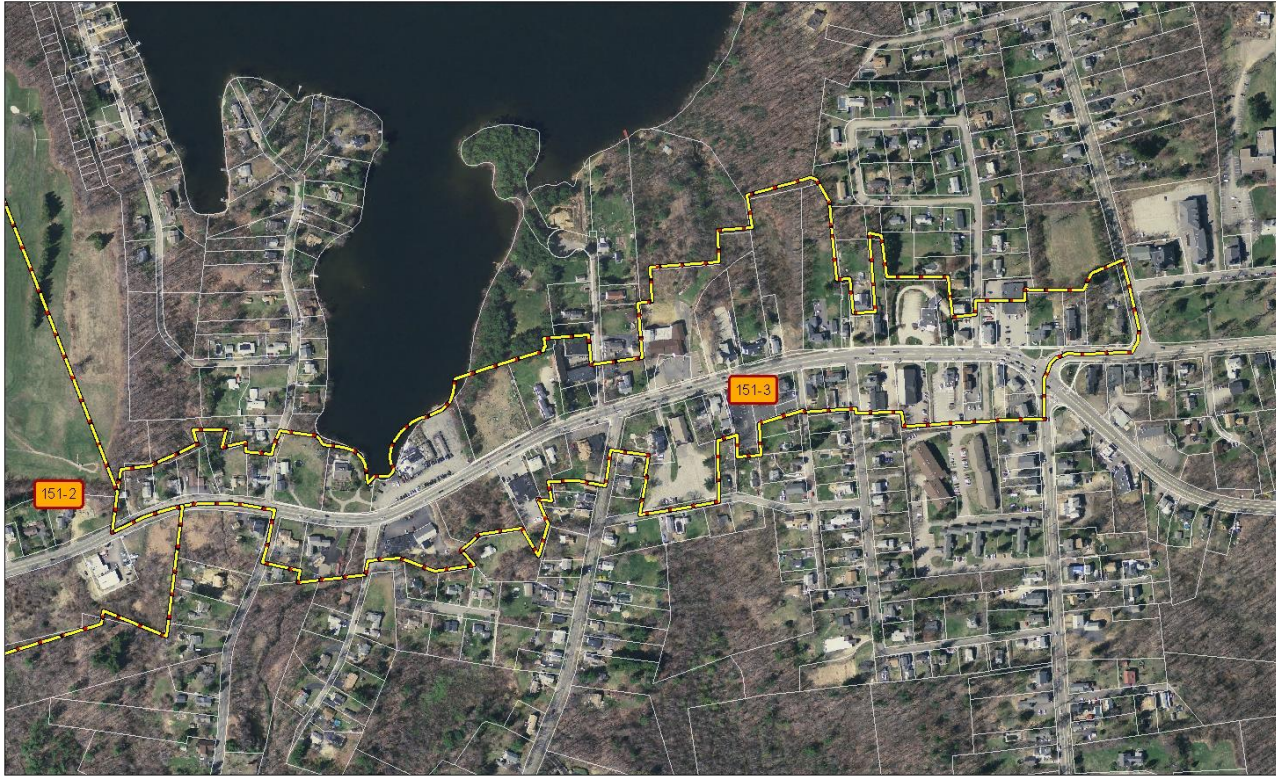
➤ Project Meetings:

- Project Overview Kick-off Meeting (This meeting was held on July 1st)
- Project Public Kick-off Meeting (tonight)
- Project Public Workshop Meeting (October/November)
- Presentation of Findings and Draft Report to the Planning Board (December 2nd)

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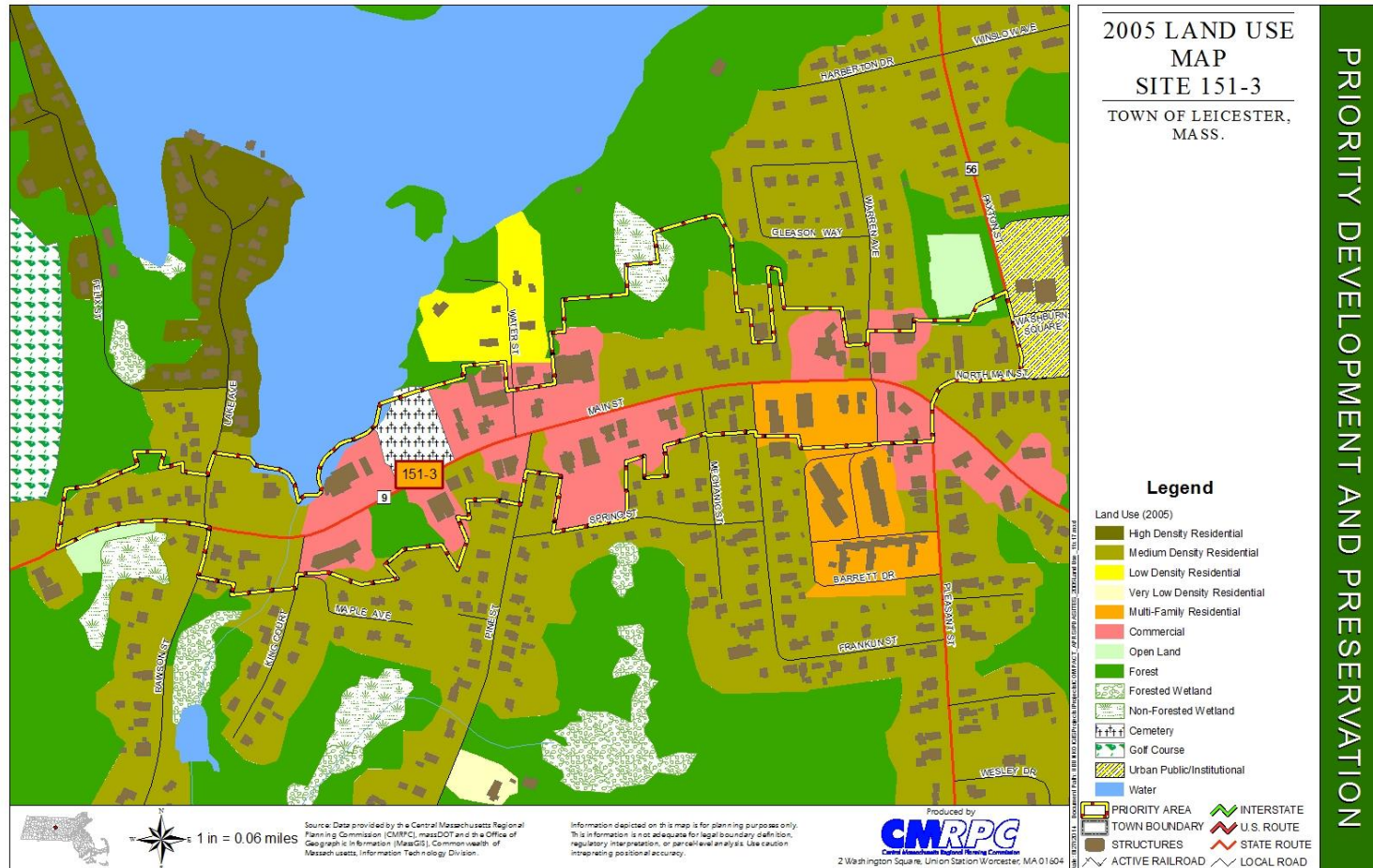
Intro to Project Location

Leicester Town Center PDA Boundary



Leicester Town Center PDA

Land Use In the Vicinity of Leicester Town Center



Leicester Town Center PDA

> The Site is in the Town's CBD Zoning District



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» Zoning of Site and Vicinity:

- > Leicester Town Center PDA boundary is in the Town's CBD Zoning District
- > CMRPC will be analyzing the zoning as part of the PDA Assessment
- > Also will review Zoning in the area of Route 9 / Route 56 (CBD, Business and Residential-2)



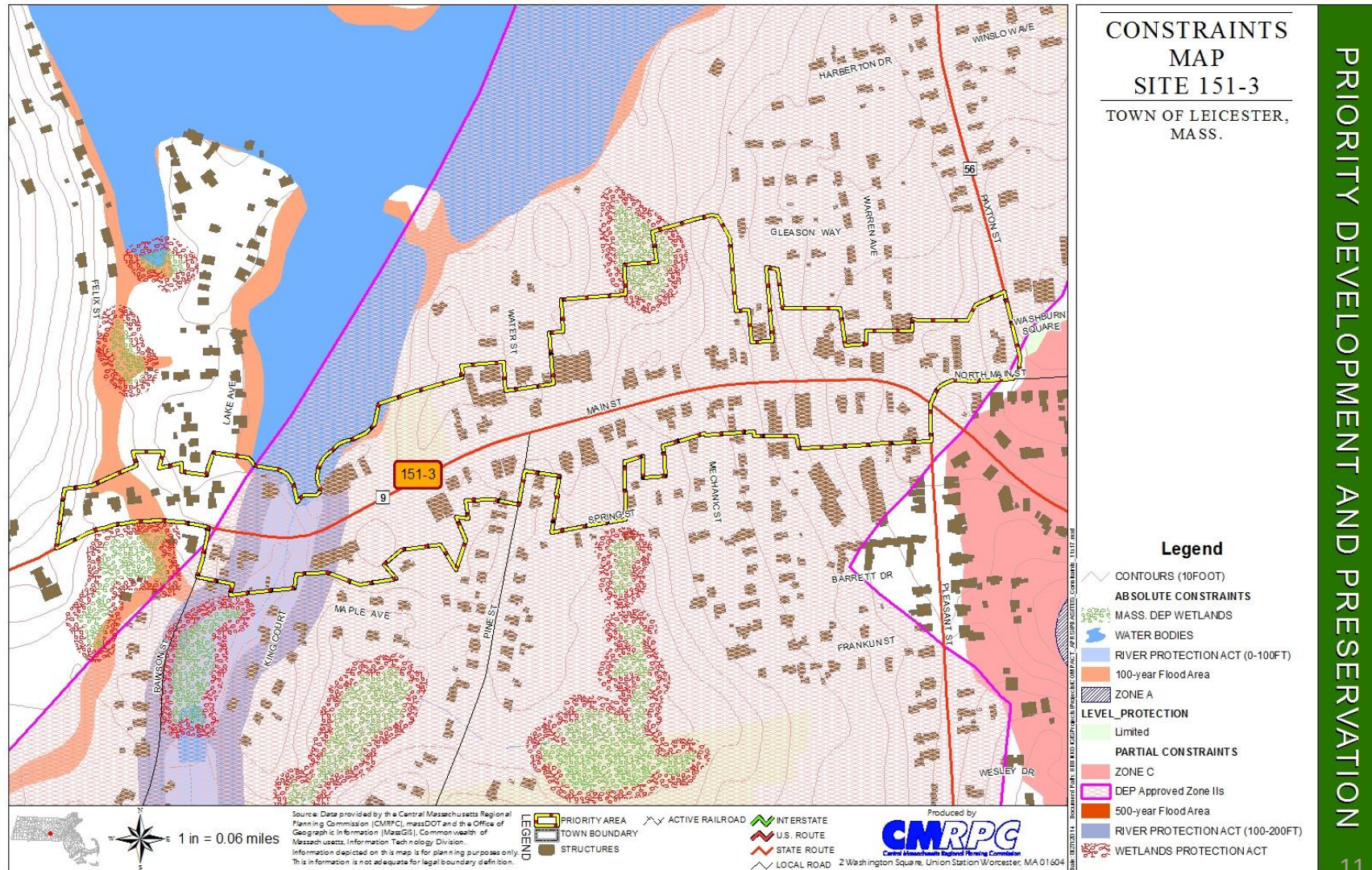
» Zoning of Site and Vicinity:

- > CBD, Business (B) and Residential-2 (R-2) Zoning Dimensional Requirements:

ZONING DISTRICT	MIN. LOT AREA (Sq. Ft.)	MIN. LOT WIDTH (Ft.)	MIN. FRONT YARD (Feet)	MIN. SIDE YARD (Feet)	MIN. REAR YARD (Feet)	MAX. HEIGHT OF BLDG (Feet/Stories)	MAX. BLDG COVERAGE (%)
CBD	15,000	100	25	10	25	35/ 2½	30
B	15,000	100	25	10	25	35/ 2½	30
R-2	20,000	125	25	15	25	35/ 2½	30

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» Environmental Constraints:



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- » Previous Planning Efforts
- » CMRPC to review the following documents
 - > Leicester 2009 Master Plan
 - > Route 9 Corridor Plans:
 - + December 2007 Route 9 Corridor Study, MS Transportation Systems, Inc.
 - + CMRPC's August 2010 Route 9 West Corridor Profile
 - > *Other documents/plans/previously planning efforts CMRPC should be aware of?*

- » An Initial Finding:
- » Leicester Common National Register District boundary ends on the eastern side of the CBD

Leicester Common - Washburn Square National Register District





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An Initial Finding:

- Most of Main Street/Route 9 has sidewalks
- Lack of Safe North/South Pedestrian Crossings



Leicester Town Center PDA

» Next Steps

- > Schedule a Public Workshop to allow Public Input into the PDA Assessment Planning Process
- > *Can we schedule the date today?*

» Complete Leicester Town Center PDA Assessment Report

- Findings and Recommendations

» Presentation of Draft Plan and Recommendations to the Planning Board, December 2014

- » Planning Board Input
- » Final Questions/Comments
- » Contact Info for Further Input:
 - > Eric R. Smith, AICP, Principal Planner, esmith@cmrpc.org or via phone @ 508-459-3322